



Austin Board of REALTORS® Land Development Code Policy Priorities

The Austin Board of REALTORS® (ABoR) supports efforts to ensure a balanced and healthy housing market. We believe allowing the creation of more housing should be a regional priority. In Austin, reapproaching the Land Development Code conversation is our community's greatest opportunity to change the trajectory of our housing market and allow for greater housing capacity.

Our community must come together to must meet the challenge of housing our rapidly growing population by collectively finding ways to increase the abundance and variety of housing. ABoR is committed to being a consensus builder during these conversations and we are uniquely positioned to bring parties together as our members represent every corner of this community.

- **Development Process Improvements.** ABoR supports efforts to simplify the development process and timeline in order to create a streamlined and predictable development review process. In general, ABoR supports:
 - Reforms to streamline and expedite residential permitting; and
 - Improvements to the development process, from subdivision to the issuance of the certificate of occupancy, that reduce barriers to creating more housing and reduces the cost of delivering that housing capacity.
- **Accessory Dwelling Unit (ADU) Reform.** ABoR supports efforts to increase the feasibility of constructing ADUs and remove obstacles to affordability. In general, ABoR supports:
 - Removing regulatory barriers to ADUs, particularly for internal and attached ADUs;
 - Regulation changes that create a more flexible regulatory environment for ADUs; and
 - Exploring opportunities to offer pre-approved building plans for ADUs.
- **Reduce Barriers to Housing.** ABoR supports efforts to ensure property owners are able to access their property's existing development rights and are not further restricted by other city regulations. In general, ABoR supports:
 - Policy and process changes that reduce barriers to housing and allow a property owner to develop, expand, remodel, or improve their property to the fullest extent of their current development rights; and
 - Changes that allow additional levels of administrative variances to regulations in order for property owners to have maximum flexibility with their existing development rights.
- **Residential Parking Reform.** ABoR supports reducing or eliminating the impact residential parking minimum requirements have on the market's ability to meet our community's housing needs. In general, ABoR supports:
 - Reducing the existing minimum parking requirement from two parking spaces per residential dwelling unit in single-family zoning to a minimum of one parking space; and
 - Exploring further reductions to residential parking minimum requirements for properties near high-frequency public transit.
- **Adaptive Reuse Policies.** ABoR supports efforts to encourage the reuse and retrofit of existing buildings for residential use. In general, ABoR supports:
 - Removing regulatory barriers that discourage the reuse and retrofit of existing buildings; and
 - Exploring the development of a citywide adaptive reuse program designed to encourage the repurpose of existing buildings for residential use.